E/S Bear Creek Drive, N/Cor. of 8222 Bear Creek Drive 12th Election District 7th Councilmanic District

Pinewood and Bear Creek Drive \* ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 91-76-A Raymond T. Vrablic, Jr., et ux Petitioners

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE

\* \* \* \* \* \* \* \* \* \* FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a zoning variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 ft. in lieu of 25 ft. and a front yard setback of 17 ft. in lieu of 18.25 ft. front yard average, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, Raymond T. Vrablic, Jr., appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 8222 Bear Creek Drive, consists of less than .3 acres, zoned D.R.5.5, was improved with a single family dwelling, and used as two apartments, until the Summer of 1990 when it became a vacant lot. The previous dwelling was over 40 years of age, with unsafe conditions, and was razed by the Petitioner.

Testimony indicated that Petitioner has purchased the lot to construct a single family residential unit to be used by his family. The subject lot is located at the corner of Bear Creek Drive and Pinewood Drive. Testimony further indicated that the proposed house would be 32 ft. from the center of Bear Creek Drive which will provide a 20 ft. side yard setback. The front of the lot facing on Pinewood Drive narrows from

PETITION FOR ZONING VARIANCE

described in the description and plat attached hereto and made, a part hereof, hereby petition for a

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

had fallen through are all close to the street.
3. Meighboring houses are all close to the street.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  $\frac{F-2}{12}$  petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

1302.3.C.1. (Policy #S-14) To onlow a side street settack

of 20 ft in lieu of 25 ft. and a front yard setback of 17 ft.

- is irregular shape and difficult to

2. Old existing house, a rancher style home, was turn down because it was unsare tolive in. The roof

The undersigned, legal owner(s) of the property situate in Baltimore Count

in lieu of 18.25 ft. front yard average.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

following reasons: (indicate hardship or practical difficulty)

Contract Purchaser

City and State

Attorney for Petitioner:

(Type or Print Name)

ORDER RECEIVED FOR FILING

(Type or Print Name)

a livuse un lot.

Bear Creek Drive and, therefore, the farther the house is removed from Bear Creek Drive, the narrower the front yard becomes, as indicated on Petitioner's Exhibit No. 1. In the current configuration which represents the same location as to the pre-existing one, the house will be closer to Pinewood Drive than is permitted under the B.C.Z.R.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2 day of december. 1990 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 ft. in lieu of 25 ft. and a front yard setback of 17 ft., facing Pinewood Drive, in lieu of 18.25 ft. front yard average, in accordance with the Petitioner's Exhibit No.1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however, Petitioner is hereby made aware that proceeding at this time is at his own risk

Zaling Description 91-76-A

Beginning at a point on the East side of Bear Creek Drive which is 30 ft. of right-of-way width at the distance of 15ft. x of the Centerline of the nearest improved intersecting street Pinewood Drive which is 30 ft. of right-of-way width. \* Being Lots # 145 & 146 in the subdivision of Rusewald Beach as recarded in Baltimore County Plat Book # 10, Folio # 88 containing (157.6) 59. Ft. Also Known as Saa Bear Creek Drive and located in the \*(12) Election District

> CRITICAL AREA 91-76-A

CRITICAL AREA

NOTE Furran Informe Previous BY APPLICANTON Aug 3, 1990

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

for Baltimore County

cc: Peoples Counsel

Raltimore County
Zoning Commisioner County Office Building 211 West Chesapeake Avenue

45100081

receipt

PUBLIC HEARING FEES 010 -ZUNING VARIANCE (IRL #35.00 TOTAL: \$35.00 LAST NAME OF OWNER: VRABLIC

BA C009:34AM07-19-90

District 12 In LT. Vroblic In otux Location of property: F/S BOOK CYOOK Drive & N/cor of Bear Greek Drivo + Pinewood - 8772 Boar Crock Drivo Location of Signes Toding Interestion of fire weed & Bear Crost Drills apprex. 15 for nockery on property of Politionex Stecher fisted for Ven fate on 10/16/90.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

December 5, 1990

Mr. and Mrs. Raymond T. Vrablic, Jr. 8222 Bear Creek Road Baltimore, Maryland 21222

> RE: Petition for Zoning Variance Case No. 91-76-A

Dear Mr. and Mrs. Vrablic:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines Zoning Commissioner

JRH:mmn

Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

NOTICE OF HEARING

The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County will hold a public hearing on

the property identified herein in Room

106 of the County Office Building located at 111 W. Chesapeake Avenue

in Towson, Maryland 21204 as

Petition for Zoning Variance CASE NUMBER: 91-78-A

E/S Bear Creek Drive on the

M/Cor of Pinewood &

8222 Bear Creek Drive **12th Election District** 

7th Councilmanic District

Petitioner(s): Raymond T. Vrablic, Jr., et ux

OCTOBER 19, 1990 at 2:00 p.m.

Variance to allow a side street set back of 20 ft. in lieu of 25 ft. and

a front yard setback of 17 ft. in lieu of the 18.25 ft. front yard average

In the event that this Petition is

granted, a building permit may be is

sued within the thirty (30) day appear

period. The Zoning Commissioner will owever, entertain any request for a stay of the issuance of said permit

luring this period for good cause shown. Such request must be in writ

ing and received in this office by the

late of the hearing set above or pre-

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a

public hearing on the property identified herein in Room 106 of the County Office Building, lo-cated at 111 W. Chesapeake Av-enue in Towson, Maryland 21204

Petition for Zoning Variance Case number: 91-76-A E/S Bear Creek Drive on the N/Cor of Pinewood & Bear

stback of 20 ft. in lieu of 25 f

and a front yard setback of 17 f

everage. In the event that this Petition is

granted, a building permit may be leaved within the thirty (30) day appeal period. The Zoning Comissioner will, however, enterta arry request for a stay of the is

period for good cause shown. Such request must be in writing

date of the hearing set above or presented at the hearing.

Zoning Commissioner Baltimore Cour 9/195 Sept. 20.

Zoning Commissioner of

sented at the hearing.

J. ROBERT HAINES

cc: Peoples Counsel

# CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

September 20, 19 90

THIS IS TO CERTIFY, that the annexed advertisement of Balto., Co. Zoning Office, Notice of Hearing - Case #91-76-A - P.O. #0107632 - Req. #M46062 - 79 lines @ \$39.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week

successive weeks before the  $19_{90}$ ; that is to say, September

the same was inserted in the issues of September 20, 1990.

Kimbel Publication, Inc.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was in Towson, Baltimore County, Md., once in each of \_ weeks, the first publication appearing on 9-30, 19 30

S. Zehe Orlan

\$ 44.84

8222 Bear Geek Dr. 574-1190 Name, address and phone number of legal owner, con-1421 B Hadwick Dr. 574-1190 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

CRITICAL AREA

of \_\_\_\_\_\_, 19 \_\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore roor flamence Co Zoning Commissioner of Baltimore County.

Kaymond T. Vrablic

I/We do solemnly declare and affirm,

MRaymond T. Vrablic

under the penalties of perjury, that I we are the legal owner(s) of the property

which is the subject of this Petition.

or County

in About Afficiati

TOO NOT SEE 1, 194

5 (14 g) (15 (15 g) (15 g) (15 g) (15 g)

Please make checks payable to: Raltimore County

toleson Office of Planning & Zoning Towson, Maryland 21204 (301) 88**7-3353** J. Robert Haines Zoning Commissioner

DATE 10-17-90

Dennis F. Rasmussen

Raymond T. Vrablic 14218 Hadwick Drive

Raltimore County

Zoning Commissioner

Paltimore, Maryland 21221 Re: Petition for Zoning Variance CASE NUMBER: 91-76-A

E/S Bear Creek Drive on the N/Cor of Pinewood & Bear Creek Drives 8222 Bear Creek Drive 12th Election District – 7th Councilmanic

Petitioner(s): Raymond T. Vrablic, Jr., et ux

MFARING: THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

Dear Petitioner:

Please be advised that  $\frac{109.34}{}$  is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

October 12, 1990

Mr. & Mrs. Raymond T. Vrablic, Jr. 8222 Bear Creek Drive Baltimore, MD 21222

Dennis F. Rasmussen

RE: Item No. 21, Case No. 91-76-A Petitioner: Raymond T. Vrablic, et ux Petition for Zoning Variance

Dear Mr. & Mrs. Vrablic:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

Raymond T. Vrablic 14218 Hadwick Drive Baltimore, Maryland 21221

J. Robert Haines

Zoning Commissioner

Re: Petition for Zoning Variance CASE NUMBER: 91-76-A E/S Bear Creek Drive on the N/Cor of Pinewood & Bear Creek Drives 8222 Bear Creek Drive 12th Election District - 7th Councilmanic

Petitioner(s): Raymond T. Vrablic, Jr., et ux

HEARING: FRIDAY, OCTOBER 19, 1990 at 2:00 p.m.

Please be advised that \$ 100 is due for advertising and posting of the above captioned property.

Dennis F. Rasmussen

Dennis F. Rasmuss-

THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Baltimore County

(301) 887-3353

J. Robert Haines

Zoning Commissioner

Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

LOCATION:

J. Robert Haines Zoning Commissioner



October 12, 1990

Dennis F. Rasmussen

NOTICE OF REASSIGNMENT

91-76-A CASE NUMBER(S): PETITIONER(S):

Raymond T. Vrablic, Jr., et ux E/S Bear Creek Drive, NCor Pinewood & Bear Creek 8222 Bear Creek Drive

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS

THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

> J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY

JRH:gs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

DATE: August 23, 1990

Pat Keller, Deputy Director

Zoning Commissioner

Office of Planning and Zoning SUBJECT: Raymond T. Vrablic, Jr., Item No. 21

The Petitioner requests a Variance to allow a side street setback of 20 ft. in lieu of 25. ft. and a front yard setback of 17 ft. in lieu of 18.25 ft. front yard average.

In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM21/ZAC1

ZOWNIE OFFICE

Petitioner: Raymond T. Vrablic, et ux

Your petition has been received and accepted for filing this

ZONING COMMISSIONER

Petitioner's Attorney:

29th day of August, 1990.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

August 27, 1990

Dennis F. Rasmussen County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building

located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance CASE NUMBER: 91-76-A E/S Bear Creek Drive on the N/Cor of Pinewood & Bear Creek Drives

8222 Bear Creek Drive 12th Election District - 7th Councilmanic Petitioner(s): Raymond T. Vrablic, Jr., et ux HEARING: FRIDAY, OCTOBER 19, 1990 at 2:00 p.m.

Variance to allow a side street setback of 20 ft. in lieu of 25 ft. and a front yard setback of 17 ft. in lieu of the 18.25 ft. front yard average.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

I Robert Haines J. ROBERT HALNES Coning Commissioner of Baltimore County OC: Mr. & Mrs. Vrablic

DET-147 NO1.29

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

Zoning Commissioner

TO: Mr. J. Robert Haines

DATE: October 9, 1990

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 21 Vrablic Property Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 8222 Bear Creek Drive. The site is within the Chesapeake Bay Critical Area and is classified as a Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. Raymond T. Vrablic, Jr.

## APPLICANT PROPOSAL

The applicant has requested a variance from section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit "a side street setback of 20 feet in lieu of 25 feet and a front yard setback of 17 feet in lieu of 18.25 feet front yard average".

### GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- 1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and

FARTIMORE COUNTY, MARYLAND

TNTESOPETOR COPERSPONDENCE

FROM: Robort W. Bowling, P.E.

for August 28, 1990

Trans 21, 50, 58, 54 and 90-507-EPHXA.

RE: Zoming Advisory Committee Meeting

TO: Zening Advisory Committee DATE: August 21, 1990

The Developers Engin-ering Division has reviewed

ment of the house at this location does not appear to be

For Item 47 (revised) the sewer service to the base-

Developers Engineering Division

the subject soning items and we have no comments for

3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number. movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. J bert Haines October 9. 19

# **REGULATIONS AND FINDINGS**

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.

Finding: This property is located approximately 500 feet from the tidal waters of Bear Creek. No disturbance of the 100 foot buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: A review of mapped information indicates no wetlands on this site, or in the vicinity of the site, therefore, no filling of wetlands shall occur.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." <Baltimore County Code Sec. 22-216>

Finding: In order to comply with the above regulation rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

> Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

> > Juget 35; 1446

1) Kerliger Vical,

RWS:DCF:ju Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman W. Lauenstein The Honorable Dale T. Volz Mrs. Janice B. Outen

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reincke

J. Robert Haines

Towson, MD  $2120\overline{4}$ 

Zoning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

AUGUS1 28, 1990

Dennis F. Rasmussen

RE: Property Cwner: RAYMOND T. VRAFIGIC, JR.

#8222 BEAR CREEK DRIVE Location:

Item No.: 21 Zoning Agenda: AUGUST 28, 1990

#### Centlemen:

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

Special Inspection Division

JK/KEK

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE August 27, 1990

J. ROBERT HAINES, ZONING COMMISSONER, DEPARTMENT ZONING

FROM: PDW CHARLES E. BURGES
PERMITS & LICENSES CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

COUNCILMANIC DISTRICT:

ZONING TTEM #: 21 SUBJECT:

( ) BUILDING ACCESS

PROPERTY OWNER: Don S. Bohnet, et ux LOCATION: E/S Bear Creek Dr., on the N corner of Pinewood Drive and Bear Creek Drive (#8222 Bear Creek Drive) ELECTION DISTRICT: 12th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) RAMPS (degree slope) ( ) FARKING LOCATION ( ) NUMBER PARKING SPACES

( ) CURB CUTS

( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF 'THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

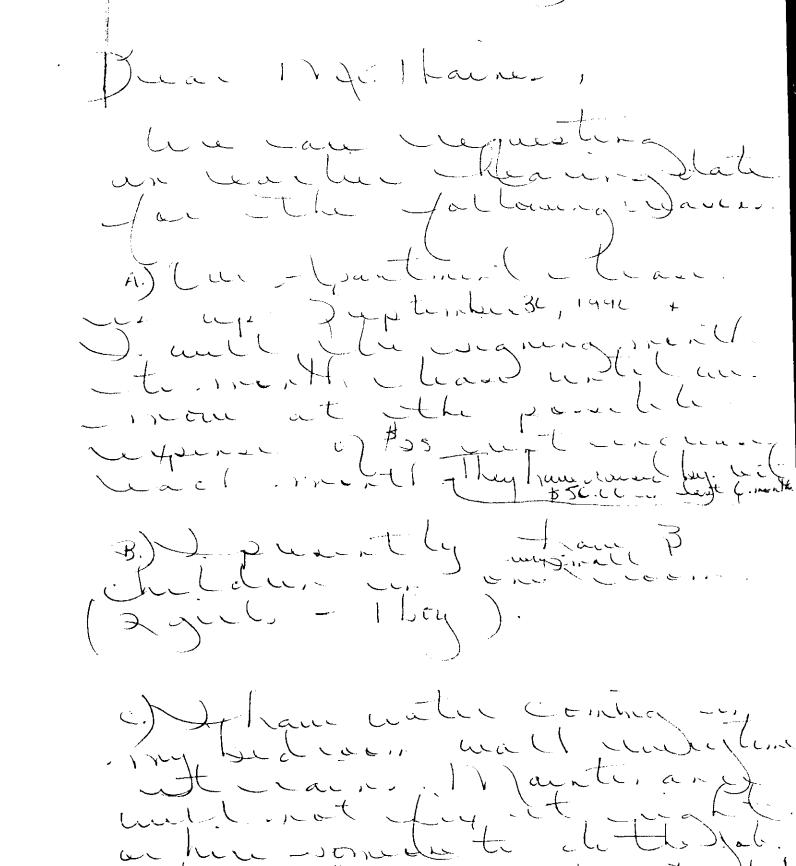
( y STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).

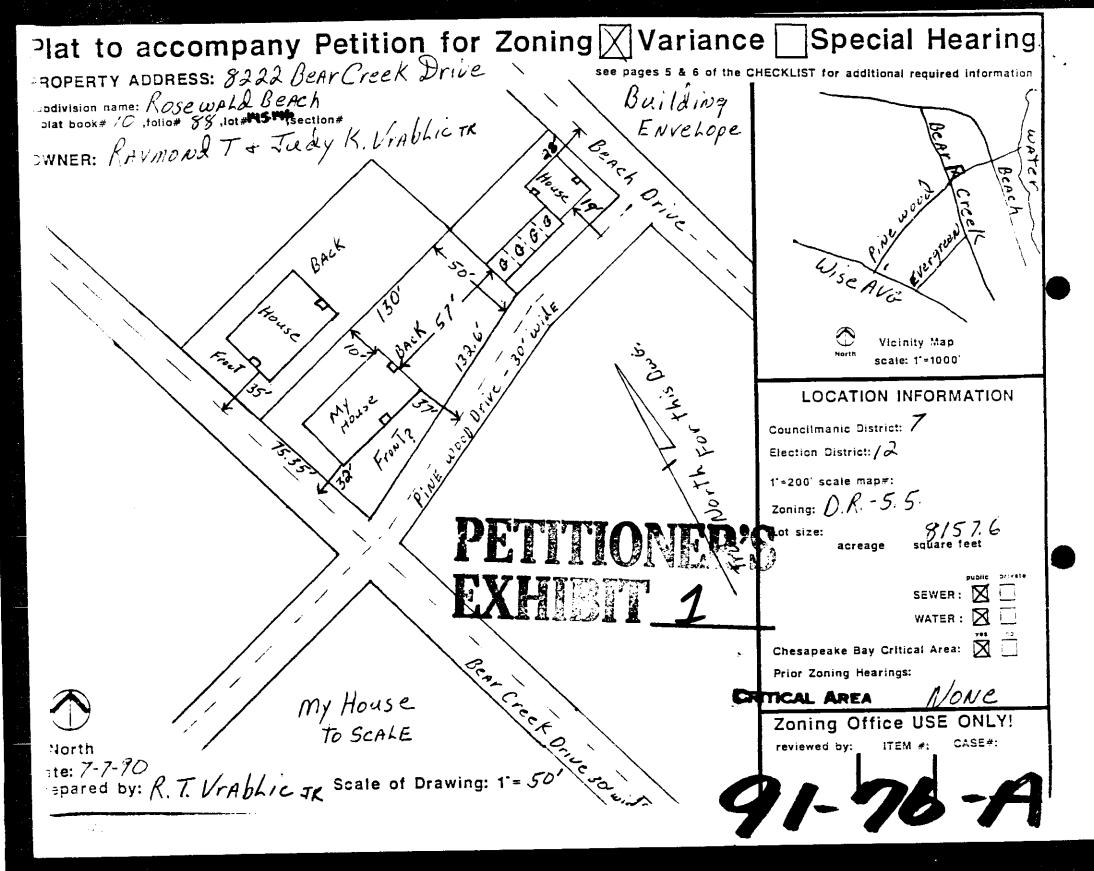
OTHER -Check Flood elevation/Depart. of Public Works - Elevations are not shown on plan. Structure may be subject to flood plain limitations, Section 516.0, Council #158-88 (Balto. Co. Bldg Code). PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,

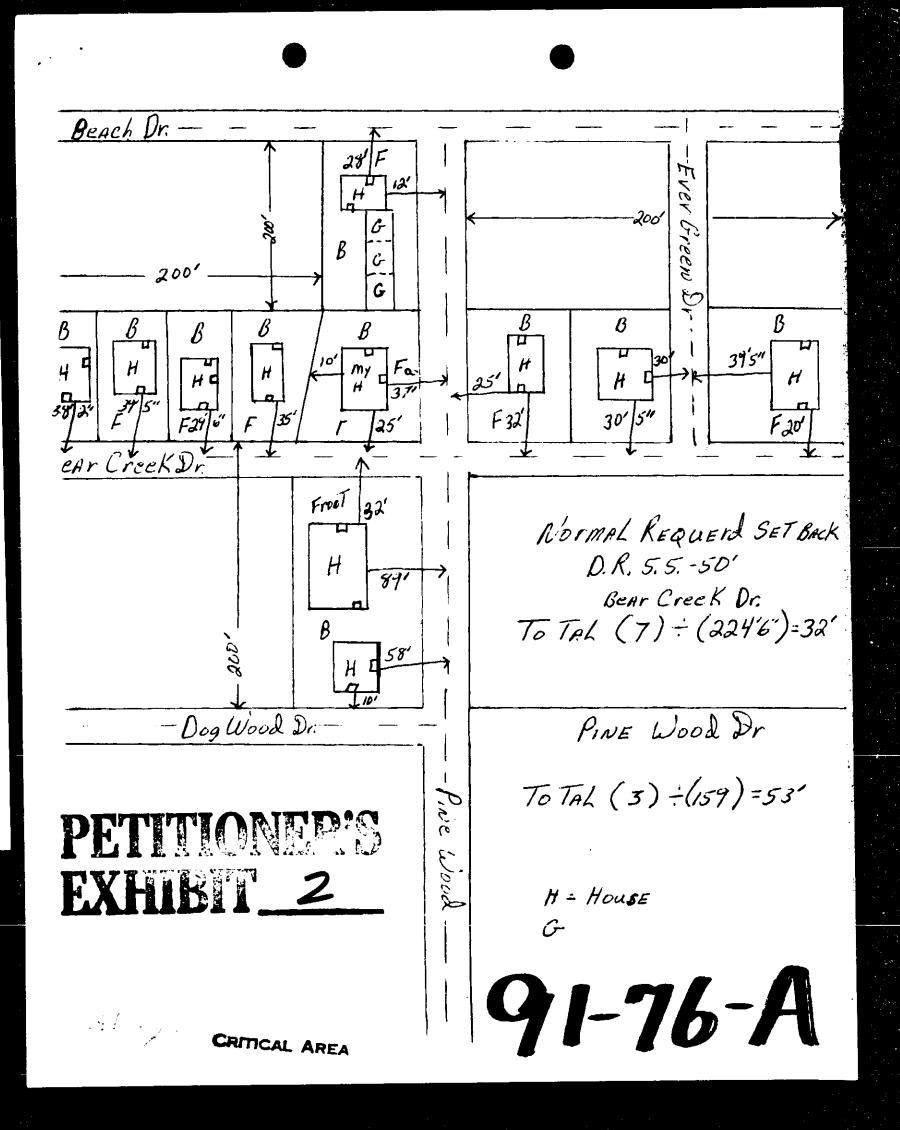
THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL, REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

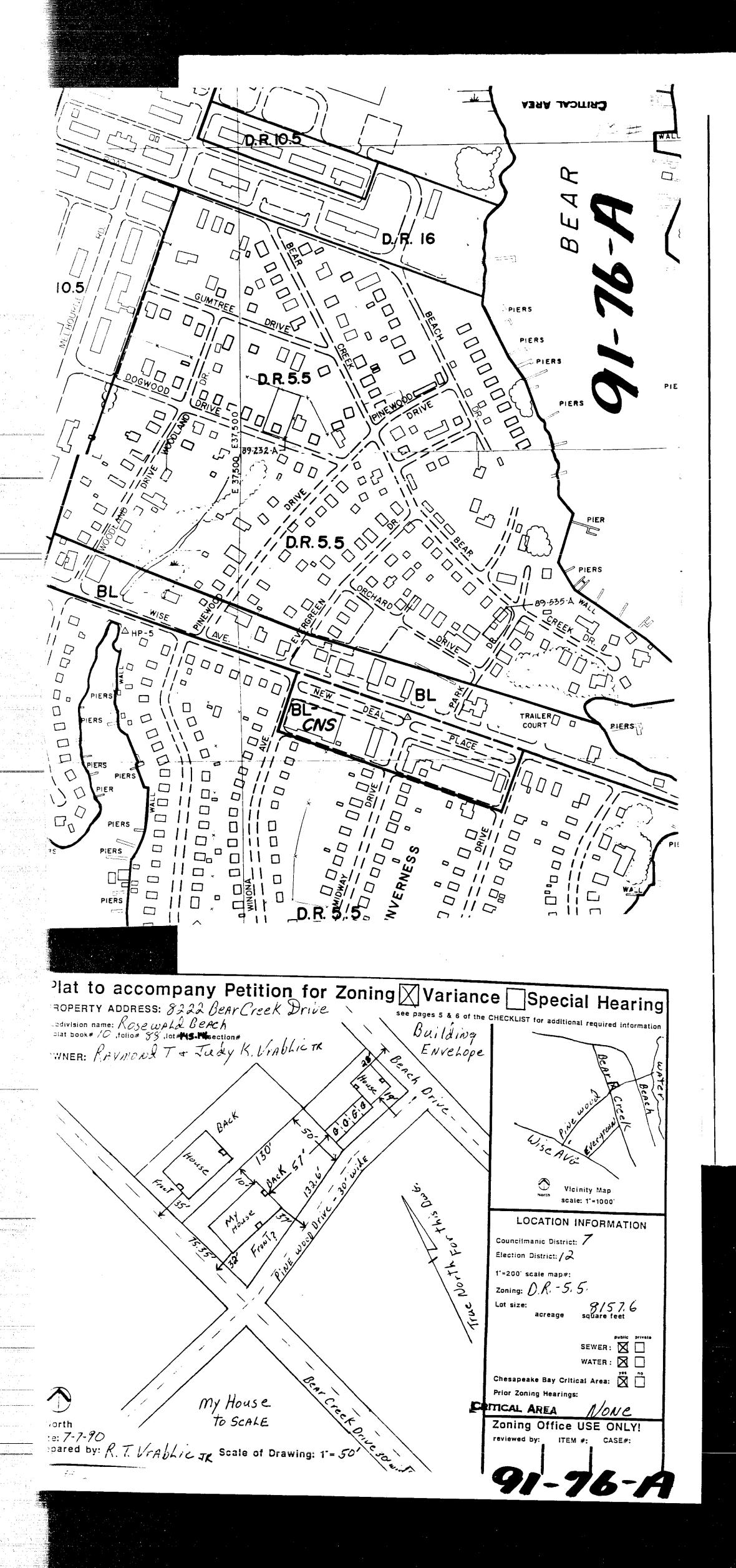
CHECK ITEM APPLICABLE TO THIS PLAN

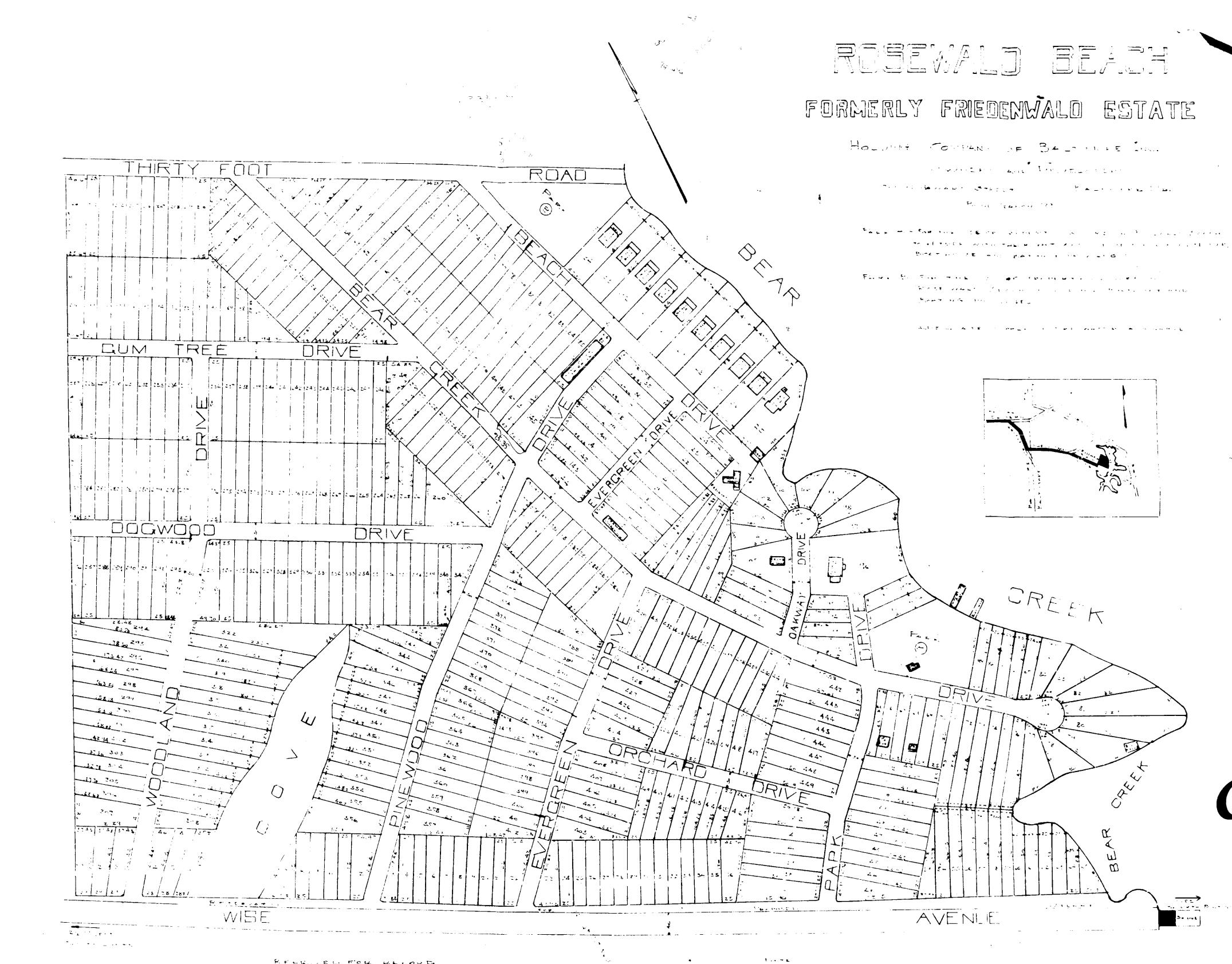
TOWSON, MARYLAND 21204 - PHONE - 887-3900.













PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

91-76-A OFFICE OF PLANE PHOTOG